

Symonds
& Sampson



Unit 2 Poundbury Business Centre, Middle Farm Way, Dorchester, DT1 3WA

For Lease by way of Assignment, a character office building arranged over two floors.

£35,000 Per Annum +VAT

Unit 2

Poundbury Business Centre
Middle Farm Way
Dorchester
DT1 3WA



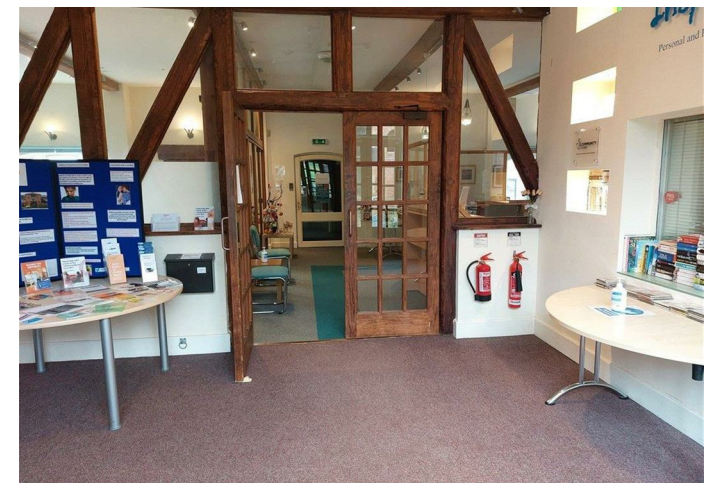
4824.00 sq ft

- Assignment of existing lease
- Balance of a 10 year occupational lease with tenant break clause at 5 years
- Prominent position on Middle Farm Way
 - 17 allocated parking spaces



£35,000 Per Annum + VAT

Dorchester Commercial
01305 261008 ext 3
commercial@symondsandsampson.co.uk



PROPERTY

The Property comprises a smart character office building that was part refurbished/part newly constructed to comprise 4,824 sqft over two floors with a larger single floor extending to the rear.

It is proposed that the new occupier will take over the existing lease of the premises for an initial annual rent of £35,000pa on the basis of an FRI lease for the balance of 10 years with a tenant break at 5 years and a market review of the rent at 5 years.

Poundbury is an exemplar development scheme delivered by the Duchy of Cornwall that ensures its architectural merit is maintained to the standard originally delivered as part of King Charles' vision for a modern development.

SITUATION

The office building is the central premises at the Poundbury Business Centre fronting the Parkway with parking to the front. It is easy to find as it is home of Relate Dorset and is between the vets and adjacent to Sunnydays Nursery (which is at the rear).

SERVICES

Gas central heating, mains electricity and water.

Ultrafast broadband is available and mobile coverage is good or variable indoors and outdoors depending on provider.

An annual MANCO service charge is payable, together with other outgoings.

There is parking to the front of the building in the car park closest to the Parkway where there are 17 allocated spaces.

LOCAL AUTHORITY

Dorset Council Tel: 01305 221000

Business Rates:

RV April 2023 £34,750

DIRECTIONS

The property is situated on the southern side of Poundbury Parkway which is the main road from the town centre going west.

What3words///jetliner.airtime.darling



CODE FOR LEASING BUSINESS PREMISES

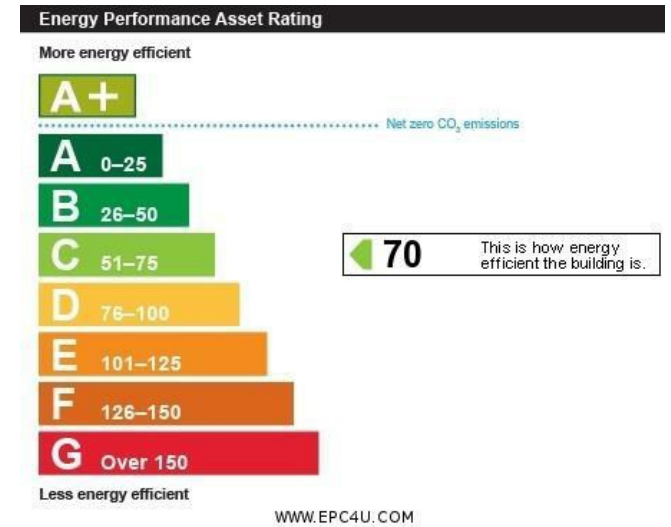
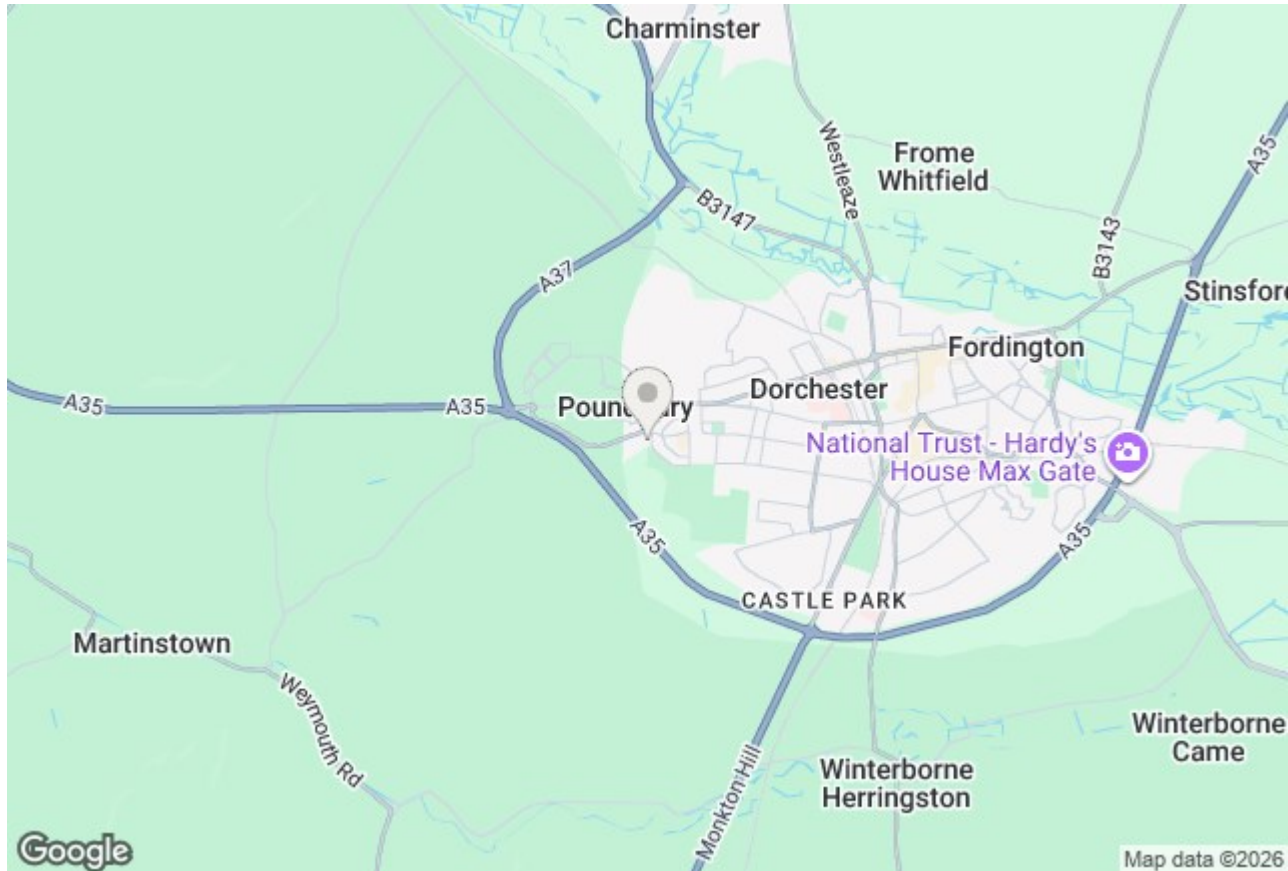
The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website:- www.leasingbusinesspremises.co.uk.

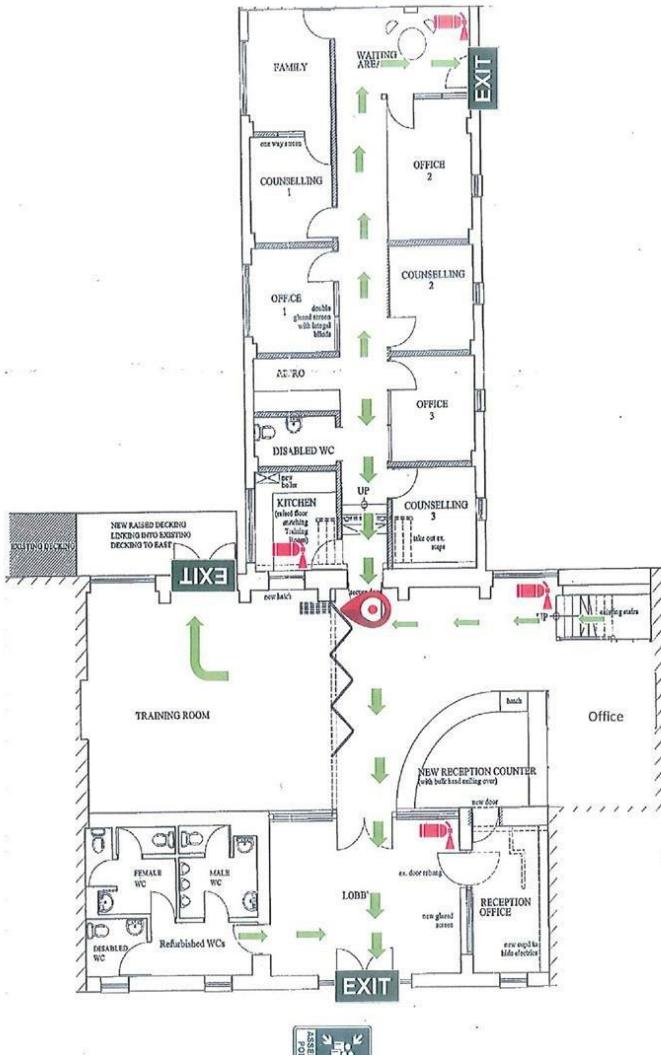
FINANCE ACT 1989

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees should satisfy themselves independently as to VAT in respect of any transaction.

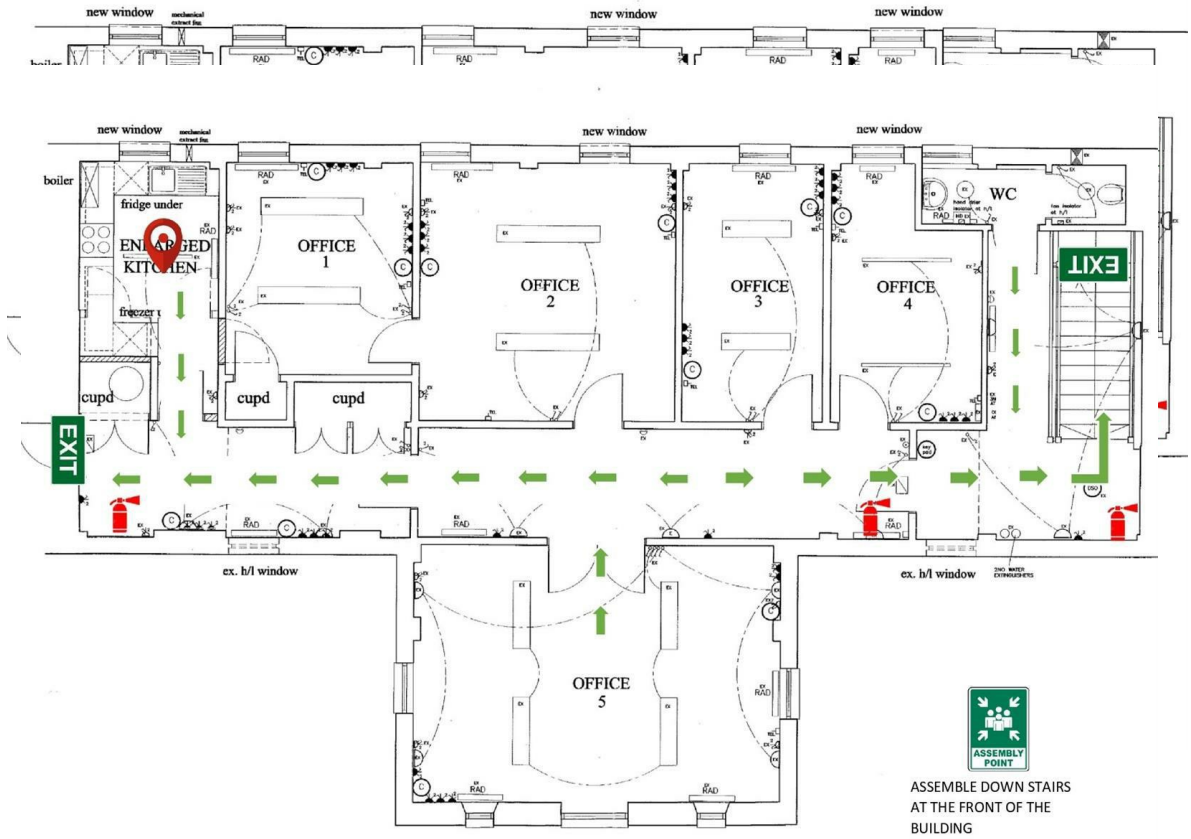
LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.





Ground floor plan - for identification purposes only.



First floor plan - for identification purposes only.

JMT/18/11/25



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